

III. PLAN FRAMEWORK

VISION FOR THE FUTURE

This Plan sets the framework for the development of Cloverly over the next 20 years. The vision for Cloverly is:

Cloverly will continue to be a place to live where the countryside is close at hand as a result of an extensive park and open space system that protects Cloverly's watersheds. The park and open space system, in combination with low-density zoning, reinforces Cloverly's low-density character. The public and private open space systems contain areas for recreation and public use as well as conservation areas where public use is limited.

An expanded Cloverly Commercial Area serves Cloverly residents. The commercial area and the park between the commercial area and Cloverly Elementary School serve as a focal point and gathering area for Cloverly residents.

FUNDAMENTAL PLANNING CONCEPTS

This Plan is guided by two fundamental planning concepts: **Protect Watersheds** and **Reinforce the Character of Cloverly's Communities**. These concepts are described below. The Plan's goals, objectives, and recommendations support the fundamental planning concepts.

Protect Watersheds

Watershed protection was the underlying principle of the 1981 Plan and is a fundamental planning concept of the Cloverly Master Plan. All three of Cloverly's watersheds have particular ecological significance and require continued protection. The protection of Northwest Branch is critical to the restoration of the Anacostia River. Protection of Paint Branch also is critical to the restoration of the Anacostia River and to maintain the high water quality evidenced by a naturally reproducing brown trout population. The protection of the Patuxent River maintains the quality of a portion of the bi-county water supply. Each watershed also provides valuable recreation opportunities and wildlife habitat. Like the 1981 Plan, this Plan responds "by limiting development to relatively low-densities" and by recommending additional parkland appropriate to protect the resources of each watershed.

Reinforce the Character of Cloverly's Communities

Cloverly contains three of the geographic components described in the General Plan Refinement: Agricultural Wedge, Residential Wedge, and Suburban Communities. (See Figure 8, page 11.) The Agricultural Wedge in Cloverly contains large-lot residential areas and is an environmental preservation area that protects the water quality of the T. Howard Duckett Reservoir.

This Plan seeks to protect and reinforce the character of each of Cloverly's three communities by:

- Maintaining low-density zoning.
- Providing the opportunity for a limited expansion of the Cloverly Commercial Area.
- Recommending additional parkland.
- Providing guidance for the review of special exceptions.
- Retaining the rural and residential character of many of Cloverly's roadways.